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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,088,700 / 1,088,700

USE VALUE: 1,088,700 / 1,088,700

ASSESSED: 1,088,700 / 1,088,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
13-15		BELKNAP ST, ARLINGTON

OWNERSHIP

Unit #: 15

Owner 1: HUANG HSIANG SHIH

Owner 2: JEN KAI YU

Owner 3:

Street 1: 15 BELKNAP ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: SPY POND DEVELOPMENT LLC -

Owner 2: -

Street 1: C/O MATTHEW URCIUOLI, MANAGER

Twn/City: CAMBRIDGE

St/Prov: MA Cntry

Postal: 02140

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Aluminum Exterior and 2236 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

**EXTERIOR INFORMATION**

Type:	99 - Condo Conv	
Sty Ht:	3 - 3 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:	D - AVGD	

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	2	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**


**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 3
	Baths: 1	HB: 1

UnSketched SubAreas:  
GLA: 2236,

**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1910
Eff Yr Blt:	2021
Alt LUC:	
Alt %:	
Jurisdict:	G22
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**CONDOS INFORMATION**

Location:	
Total Units:	

Floor: M - Multi-Level

% Own: 25.00000000

Name:

**DEPRECIATION**

Phys Cond: AV - Average

1.0 %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

1 %

**CALC SUMMARY**

Basic \$ / SQ: 305.00

Size Adj.: 1.11958849

Const Adj.: 1.15488446

Adj \$ / SQ: 394.364

Other Features: 98285

Grade Factor: 1.10

NBHD Inf: 1.01999998

NBHD Mod:

LUC Factor: 1.00

Adj Total: 1099652

Depreciation: 10997

Depreciated Total: 1088655

**COMPARABLE SALES**

Rate      Parcel ID      Typ      Date      Sale Price

WtAv\$/SQ:      AvRate:      Ind.Val

Juris. Factor: 1.00      Before Depr: 442.48

Special Features: 0      Val/Su Net: 486.90

Final Total: 1088700      Val/Su SzAd 486.90

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	2,236	394.360	881,797					

Net Sketched Area: 2,236      Total: 881,797

Size Ad 2236 Gross Area 2236 FinArea 2236

**IMAGE****AssessPro Patriot Properties, Inc****MOBILE HOME**

Make:      Model:      Serial #:      Year:      Color:

**SPEC FEATURES/YARD ITEMS**

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total: